



SACHI A. HAMAI  
Interim Chief Executive Officer

County of Los Angeles  
**CHIEF EXECUTIVE OFFICE**  
Kenneth Hahn Hall of Administration  
500 West Temple Street, Room 713, Los Angeles, California 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

*"To Enrich Lives Through Effective And Caring Service"*

Board of Supervisors  
HILDA L. SOLIS  
First District  
MARK RIDLEY-THOMAS  
Second District  
SHEILA KUEHL  
Third District  
DON KNABE  
Fourth District  
MICHAEL D. ANTONOVICH  
Fifth District

August 04, 2015

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**TRANSFER OF COUNTY PROPERTY IN LAKE LOS ANGELES TO THE  
CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY  
(FIFTH DISTRICT)  
(4 VOTES)**

**SUBJECT**

This is a joint recommendation with the Fire Chief to authorize the Chief Executive Office (CEO) to transfer approximately 32,469 square feet of vacant land located on 170th St. East, in Lake Los Angeles (Property) to the Consolidated Fire Protection District of Los Angeles County (Fire District), for the installation of a new septic system that will serve Fire Station 114, located adjacent to the Property.

**IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE  
CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY AND AS THE  
BOARD OF SUPERVISORS:**

1. Find that approximately 32,469 square feet of vacant land located at Property, as shown on the map and legally described in the Quitclaim Deed, is not required for the County of Los Angeles County (County) use, and is surplus to any immediate or foreseeable County need.
2. Find the proposed action is categorically exempt from the California Environmental Quality Act (CEQA) according to Section 15312 and Class 12 of the Environmental Document Reporting Procedures and Guidelines (sales of surplus government property).
3. Approve the conveyance of the County's right, title, and interest in the Property and instruct the Mayor to consummate said transaction with the Fire District by executing the Quitclaim Deed.

4. Authorize the CEO to administer and execute any other documents necessary to complete the transfer of real property, including administration of the Quitclaim Deed and executing a certificate of acceptance for the Property on behalf of the Fire District.
5. Find that the transfer of the Property, currently owned by the County, is required for Fire District use because its intended use will serve adjacent Fire Station 114 in its efforts to upgrade its septic system.
6. Order the transfer consummated and authorize the Fire Chief, to execute any documents necessary to complete the transfer of real property, and upon the transfer from the County, to accept the real property on behalf of the Fire District.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of this action is to transfer approximately 32,469 square feet of vacant land located on Property to the Fire District for the construction of a new septic system that will serve adjacent Fire Station 114. The existing septic system at Fire Station 114 is failing and needs to be replaced. On-site percolation rates did not meet the County Department of Public Health's (Public Health) minimum requirements, therefore, a new on-site septic system was not feasible. Percolation rates were tested on the Property, and were found to meet Public Health's minimum requirements. It was, therefore, determined that the County-owned adjacent parcel consisting of vacant land is ideal for the construction of a new septic system to service the Fire Station 114. In order for the new septic system to be permitted by Public Health, ownership of the Property must be transferred to the Fire District. The transfer of the Property will allow the Fire District, as the new owner of the Property, to file the necessary permits with the appropriate County departments to complete the septic system installation. The Fire District will also be responsible for the maintenance and operation of the septic system upon acceptance of the project.

#### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan Goal of Operational Effectiveness/Fiscal Sustainability (Goal 1) directs that we maximize the effectiveness of processes, structure, operations, and strong fiscal management to support timely delivery of customer-oriented and efficient public services. In this case, the transfer of the County-owned Property to the Fire District will enable construction of a new septic system to serve Fire Station 114, and thus allow Fire Station 114 to remain operational.

#### **FISCAL IMPACT/FINANCING**

There is no fiscal impact associated with this transfer.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The conveyance of the Property to the Fire District is authorized by California Government Code Section 25365, which authorizes real property transfers to other special districts. Notification of your Board's intended action has been published in compliance with Government Code Section 6061. Notice was also given to the County's Department of Regional Planning (DRP) of the proposed transfer as required by Government Code Section 54222.

As required by Government Code Section 65402, notification of the proposed transfer was submitted to the DRP, which has jurisdiction for determining conformance with the adopted general plan. No objection to this transfer was received within 40 days after the notification was provided.

Notice was also given to the appropriate public agencies of the proposed transfer as required by Government Code Section 54222.

County Counsel has reviewed the Quitclaim Deed related to the proposed transfer and has approved it as to form.

## **ENVIRONMENTAL DOCUMENTATION**

The proposed County action of transferring the Property to the Fire District is categorically exempt from CEQA according to Section 15312 and Class 12 of the Environmental Document Reporting Procedures and Guidelines, adopted by the Board of Supervisors on November 17, 1987, because the actions consist of the sale of surplus government property in an area not identified as an area of statewide, regional, or area wide concern under Section 15206(b)(4) of CEQA Guidelines. The septic tank system upgrade at Fire Station 114, part of a group of fire station septic system upgrades, was previously approved by the Board and found to be categorically exempt from CEQA according to Section 15302(c) and Class 2 (e) of the Environmental Document Reporting Procedures and Guidelines, Appendix G, at the Board's May 21, 2013 meeting.

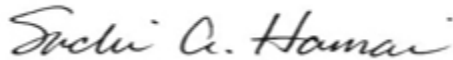
## **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The transfer of the Property from the County to the Fire District will allow the Fire District to construct, maintain, and operate a new septic system that will serve Fire Station 114.

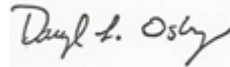
**CONCLUSION**

It is requested that the Executive Office, Board of Supervisors, return the adopted, stamped Board letter and the executed original Quitclaim Deed to the Chief Executive Office, Real Estate Division at 222 South Hill Street, 3rd Floor, Los Angeles, CA 90012 for further processing.

Respectfully submitted,



SACHI A. HAMAI  
Interim Chief Executive Officer



DARYL L. OSBY  
FIRE CHIEF, FORESTER & FIRE WARDEN

SAH:DLO:TT  
CMM:KW:RH:ls

Enclosures

c: Executive Office, Board of Supervisors  
County Counsel  
Assessor  
Fire  
Regional Planning

RECORDING REQUESTED BY:  
County of Los Angeles  
After Recordation, Mail to:  
County of Los Angeles  
222 South Hill Street, 3rd Floor  
Los Angeles, CA 90012  
Attn: Christopher M. Montana  
Director of Real Estate

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THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION 27383 OF THE GOVERNMENT CODE

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE REVENUE AND TAXATION CODE

TAX PARCELS: 3073-001-901 (portion)

## QUITCLAIM DEED

The **COUNTY OF LOS ANGELES**, a body corporate and politic, ("Grantor" or "County of Los Angeles") for valuable consideration receipt of which is hereby acknowledged, does hereby surrender, quitclaim and release to:

### **CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY ("Grantee")**

all of the County's right, title and interest in and to the described real property ("Property") reserving and excepting to the County all oil, gas, hydrocarbons, and other minerals in and under the Property without the right to the use of the surface or subsurface to a depth of five hundred (500) feet, measured vertically from the surface of the Property.

The Property is located in the unincorporated Lake Los Angeles area of the County of Los Angeles, State of California and is more particularly described in the attached Exhibit A and depicted in Exhibit B which are incorporated herein by reference as though set forth in full.

#### SUBJECT TO AND BUYER TO ASSUME:

- a. All taxes, interest, penalties, and assessments of record, if any.
- b. Covenants, conditions, restrictions, reservations, easements, rights, and rights-of-way of record, if any.

Dated \_\_\_\_\_

COUNTY OF LOS ANGELES

COLA LOG NO. \_\_\_\_\_

By \_\_\_\_\_  
Michael D. Antonovich  
Mayor, Board of Supervisors

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA) )  
 ) ss.  
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairperson of the Board on all papers, documents, or instruments requiring said signature.


The undersigned hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, the facsimile signature of \_\_\_\_\_, Mayor, Los Angeles County was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairperson of the Board of Supervisors of the County of Los Angeles.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

PATRICK OGAWA, Acting Executive Officer-Clerk of the  
Board of Supervisors, County of Los Angeles

By \_\_\_\_\_

Approved as to Form:  
MARY C. WICKHAM  
COUNTY COUNSEL

  
\_\_\_\_\_  
Deputy

# EXHIBIT A



## QUITCLAIM PARCEL

A portion of the Northwest Quarter of the Southwest Quarter of Section 15, Township 6 North, Range 9 West, S.B.B. & M., County of Los Angeles, State of California described as follows:

Beginning at a point on the westerly right of way line of 170<sup>th</sup> street, from which the most Northerly corner of Lot 1 Tract No. 28358, recorded in Book 767 Pages 40 and 41, of Maps, in the office of the County Recorder of said County bears South 32°12'39" East 219.92 feet;

Thence, departing from said Point of Beginning, South 57°47'21" West 295.67 feet;

thence South 32°12'39" East 140.19 feet to the Northerly line of said Tract No. 28358;

thence North 86°57'57" East 109.71 feet;

thence North 32°12'39" West 114.70 feet;

thence North 59°46'45" East 200.00 feet;

thence North 32°12'39" West 85.92 feet to the Point of Beginning;

The above describe area of land contains 32,469 square feet, more or less.



1 This legal description is delimited on the accompanying "Quitclaim Exhibit" and is  
2 made a part hereof for reference purposes and is not intended to be used in the  
3 conveyance of land in violation of the Subdivision Map Act of the State of California.  
4

5 Prepared under the direction of:

A handwritten signature in black ink, appearing to read 'Regan Vreeland', written over a horizontal line.

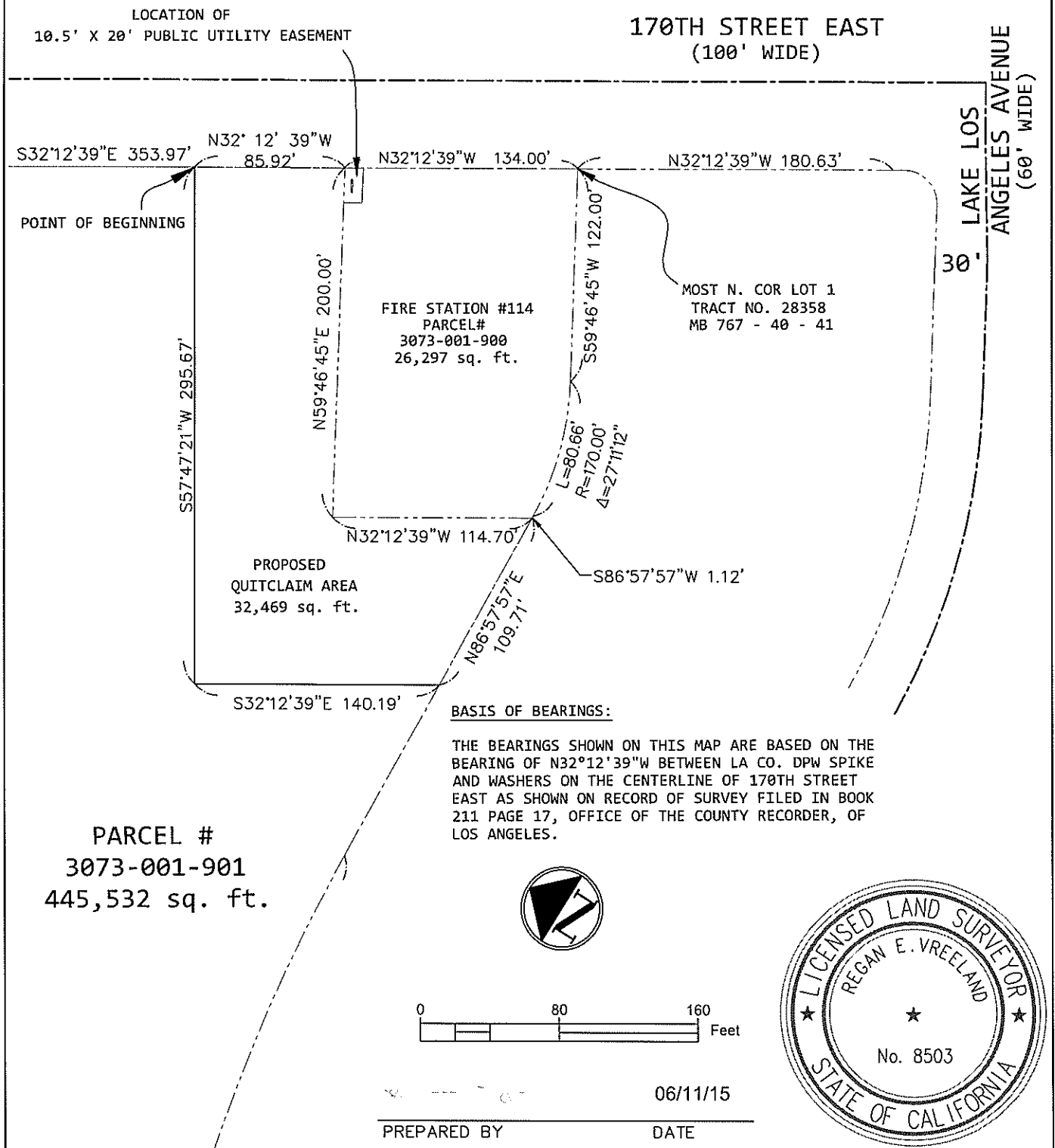
6 Regan Vreeland, PLS 8503, Expires 12/2016

7 CANNON

8 Date: 06/11/15  
9



# EXHIBIT B



**Cannon**

QUITCLAIM EXHIBIT  
LA CO. FIRE DEPT. STATION #114  
LOS ANGELES COUNTY, CALIFORNIA

DRAWN BY REV	CHECKED BY JEP	SCALE 1" = 80'	DATE 06/11/15
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